

# Surf Pines Breeze



**Newsletter of the Surf Pines Association**

**Vol. XIV, No. 1  
October 2007**

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## **Members Elect Directors, Approve Budget, and Amend Articles of Incorporation at Annual Meeting**



During the Annual Meeting of the Surf Pines Association on August 4, 2007, at the Astoria Golf and Country Club, the membership:

- Elected Dave Lukens and reelected Michael Wilkin as directors
- Approved an annual budget for fiscal year 2007-2008, including total income of \$179,925, total operating expenses of \$167,500, a beginning carryover of \$66,523, and a projected ending carry over of \$78,948.
- Amended the "Articles of Incorporation" to equalize the dues for owners of improved and unimproved property

For a report on the Annual Meeting, see pages 4-6.

## **Feast at Oktoberfest: October 13, 6:00-9:00 p.m., Grange Hall**



by Norma Keever & Tracy Sherrell

Oktoberfest, a relatively new social event for Surf Pines, is scheduled for Saturday, October 13, 2007, from 6:00 to 9:00 p.m. at the Pacific Grange Hall on Highway 101 just south of the Country Club and just north of the exit for Cullaby Lake.

The Community Relations Committee will provide the sausages, buns, sauerkraut, sauces, and seasonings, plus hot spiced cider.

Attendees are asked to provide either a salad, a side dish, or a dessert. (Strudel, anyone?) Attendees who prefer adult beverages are asked to provide their own.

Join your friends and neighbors not only for delicious food, but also for live music and pleasant company at this neighborhood social event. And bring the kids. Oktoberfest is family fun for all.

Editors' note: Norma Keever chairs and Tracy Sherrell is a member of the Community Relations Committee.



## Quick News

### Attend Monthly Board Meetings

The monthly meetings of the Board of Directors—open to all members of the association—are held on the third Monday of each month at 4:30 p.m. in Surf Pines at the meeting house. “Comments from the Membership” is always toward the top of the agenda.

On the weekend before a meeting, the agenda is available at the Surf Pines Office and on the Surf Pines Web site. Soon after a meeting, the minutes are available on the Web at [www.surfpines.org](http://www.surfpines.org).

Attend to business by either attending the meetings or reading the minutes.

### Volunteer for a Committee

Although you do not choose to live in Surf Pines just to volunteer your time, Surf Pines depends on volunteers like you. To volunteer to work on a standing committee, either Security, Roads and Grounds, or Community Relations, contact the committee chairperson. To volunteer for work on an ad hoc committee, either Budget or Nominations, contact, respectively, either the treasurer or the president. (For telephone numbers, addresses, and e-mail addresses, see page 8.)

### Expect a New Directory

A new edition of the new *Surf Pines Association Directory* is to be completed soon. If your listing in the current edition is either inaccurate or incomplete, then contact Bill Barrons with the correction now. (For Bill’s telephone number and addresses, see page 8.)

### Note Procedure to Contact John Gates

Instead of being available in the office during fixed office hours, John Gates, the security/maintenance manager, is available on call. If you need to speak with John, then either call him at 738-0637 or stop by the office whenever the “Open” sign is posted.

To accommodate all members of the association, including weekenders, John is on duty through the weekends. His work days are Thursday, Fridays, Saturdays, Sundays, and Mondays. He is off duty on Tuesdays and Wednesdays.

### Report Hunting in Surf Pines



As hunting season approaches, remember that hunting of any kind is prohibited in Surf Pines. Any hunting should be reported to John Gates (738-0637), the security/maintenance

Hunting is prohibited in Surf Pines.

manager, who reports the hunting, in turn, to the Oregon State Police, the Oregon Department of Fish and Wildlife, and the Security Committee. Do not confront a hunter. Do not endanger yourself. But do get as complete a description as possible of the hunter and the occurrence of hunting, including time and place.

### Expect Fire Season to Continue

As the *Breeze* went to press, a spokesperson for the Oregon Department of Forestry reported that the fire season continues in Clatsop County. Burning is prohibited during fire season, which usually extends from July to October, but varies from year to year depending on the weather. For current information on fire season, call the local office of the Department of Forestry at 325-5451.

When burning is permitted—and before you burn—see “Fire and Smoke” in your copy of the *Surf Pines Association Owners’ Information Guide*, 2006-2007, pages 10-11, for guidelines on burning small amounts of debris and the policy on disposing of large amounts of debris.



## Quick News (Continued)

### Consider This Offer: Removal of Fallen Trees in Exchange for Firewood

John Gates, the security/maintenance manager, reports that Jamie of Good Wood at 861-7227 offers to remove fallen trees from your property in exchange for the firewood. Consider the offer. Trees that fell during the storms in the winter of 2006-2007 are now fire hazards.

### Celebrate at the Cellar on 10<sup>th</sup>

Association members are organizing a special wine tasting and dinner at the Cellar on 10<sup>th</sup> in Astoria, 1004 Marine Drive, on Friday, February 15, 2008, at 6:00 p.m. (Yes, the date of the event is one day after Valentine's Day.) Attendance at the event is limited: from 12 to 20 persons. The price per person is \$105. To celebrate Valentine's Day in style (though one day late), call Robin Rhodes at 738-5208 by October 30 to reserve a place at the table for this special event.

### Learn the History of Surf Pines

Take a short, easy course in the history of Surf Pines by reading *Sand Dunes to Surf Pines*, a book by Alice Gustafson, a part-time resident for more than 35 years, who clearly loves her subject. The book records Alice's "walk back in history in search of how the community known as Surf Pines came to be."

Although the original printing sold out, reprinted copies of the book are available again from either John Gates, the security/maintenance manager, at the office or Marge Bloomfield, a long-time resident, at 738-6660. The price of the book is \$10.00 with any profit to be contributed to the Clatsop County Historical Society. Payment by check is preferred.

### Place Political Signs Only on Private Property

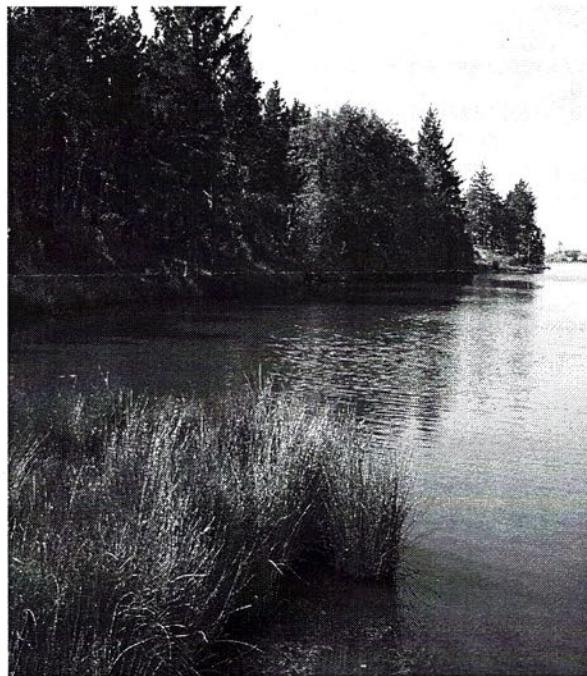
As election day approaches, note that, according to county regulations, signs, including

political signs, are to be placed only on private property, not on the Surf Pines Association's right-of-way along the roads of Surf Pines. The association does not participate in any political campaign, as stated in its articles of incorporation, and political signs are not to be placed on its right-of-way

### Meet with the Neacoxie Lake Association

The Neacoxie Lake Association (formerly the Sunset Lake Community Association) is devoted to saving the lake. At the next meeting, scheduled for Saturday, October 6, from 10:00 a.m. to noon at the Pacific Grange Hall, Robert Emanuel, an extension agent from Oregon State University, will present an evaluation of the current condition of the lake.

Meetings of the Neacoxie Lake Association are held on the first Saturday of the month from 10:00 a.m. to noon. If you live either on the lake or near it (or if you enjoy the lake no matter where you live), then you are welcome to attend these meetings. For more information, contact Robin Rhodes at either robinrds@msn.com or 738-5208.



At the next meeting of the Neacoxie Lake Association, an extension agent from OSU will present an evaluation of the current condition of the lake.



## Report on the Annual Meeting

by Patrick Kelley with photos by Roger Masse

Approximately 105 members participated in the Annual Meeting with 75 present in person and 30 more present by proxy. President Don Kruger and committee chairpersons highlighted the Surf Pines Association's significant accomplishments during the past fiscal year. Members elected directors, approved a budget, and amended the "Articles of Incorporation."

### President and Committees Highlight Accomplishments

In the President's Report, Don Kruger announced that Surf Pines was recently selected as one of the ten best gated communities in the nation by the selection team at [www.bestgatedcommunitiesinamerica.com](http://www.bestgatedcommunitiesinamerica.com). He explained that the criteria for selection included architecture, landscape, cultural opportunities, recreational opportunities, quality of construction, entry-point protocol, proximity to a significant body of water, and overall ambience. Stating that residents of Surf Pines have known for years that our gated community is one of the best, he noted with pleasure that others now know it too.

Then Don highlighted the association's significant accomplishments during the past fiscal year, commenting briefly on each accomplishment:

- Renovating the old gatehouse to provide a new meeting house in Surf Pines
- Strengthening enforcement of the speed limit on the roads of Surf Pines
- Sponsoring social events to promote positive community relations within Surf Pines
- Hiring John Gates, a new security/maintenance manager for Surf Pines

Ken Weber, Chairperson, highlighted the Roads and Grounds Committee's accomplishments:

- Managing the renovation of the old gate house to provide a new meeting house in Surf Pines
- Executing the "Surf Pines Pavement Management Plan"
- Removing fallen trees from the roads and the right-of-way of Surf Pines after winter storms
- Preventing flooding on the roads of Surf Pines during the winter with de-watering pumps
- Building a good-neighbor fence between Surf Pines and Pinehurst
- Maintaining the Surf Pines Park

Michael Wilkin, Chairperson, highlighted the Security Committee's accomplishments:

- Maintaining the gates of Surf Pines, despite an intractable problem to solve at the south gate
- Monitoring speed on the roads of Surf Pines and levying assessments against 40 speeding drivers
- Posting signs that advise 20 miles per hour as the maximum speed on Sea Breeze Drive
- Standardizing the placement of STOP signs throughout Surf Pines
- Responding to the danger of a tsunami by stocking a radio device for receiving official tsunami watches and warnings, providing the device at cost to members who want to purchase it, and testing a telephone tree through which residents of the high roads of Surf Pines alert residents of the low road when watches and warnings are issued

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## Report on the Annual Meeting (Continued)

And Norma Keever, Chairperson, highlighted the Community Relations Committee's accomplishments:

- Developing and distributing a calendar of events in Surf Pines
- Managing seven seasonal social events in Surf Pines
- Sponsoring the annual Surf Pines garage sale
- Providing quarterly updates of the *Surf Pines Association Directory*

### Members Elect Directors

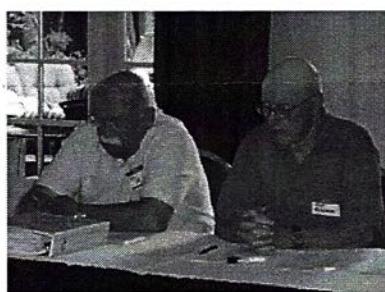
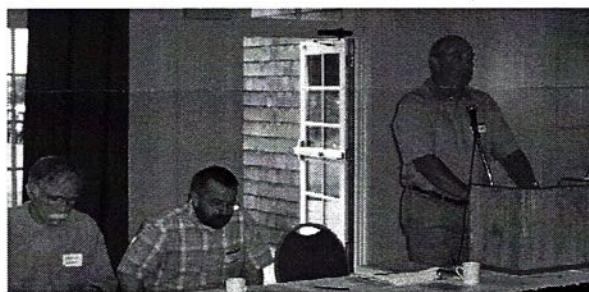
Two directors were to be elected to replace Ken Weber and Michael Wilkin, whose terms expired. The Nominating Committee, chaired by Ken Weber and including Wayne Fleming and Norma Keever, nominated five candidates for the two open positions on the board: Lee Casaleggio, Norma Keever, Dave Lukens, Bonnie Rogie, and Michael Wilkin. With no additional candidates nominated from the floor, the membership voted as follows:

Lee Casaleggio	32
Norma Keever	26
Dave Lukens	53
Bonnie Rogie	29
Michael Wilkin	38

Members elected Dave Lukens and reelected Michael Wilkin to the board.

### Members Approve Budget

The Budget Committee, chaired by Bob McWhirter, Treasurer, and including Gene Bourquein, Bob Gazewood, Don Kruger, and Tom Wilcox, recommended to the board and the board, in turn, recommended to the membership an annual budget for fiscal year 2007-2008 that includes total income of \$179,925, total operating expenses of \$167,500, a beginning carryover of \$66,523, and a projected ending carryover of \$78,948. With little discussion, members approved the budget by a vote of 86 to 4.



Board members highlighted the association's accomplishments in the past year.



Approximately 105 members participated in the Annual Meeting.





## Report on the Annual Meeting (Continued)

### Members Amend “Articles of Incorporation”

Members considered a proposed amendment to the “Articles of Incorporation,” the deletion of the last sentence from Article X, “Assessments and Charges”:

“Unimproved property shall be assessed at one half the assessment on improved property.”

Presenting the amendment, Don Kruger, President, explained that the effect of the amendment is that it equalizes the dues for owners of improved and unimproved property at \$100 per quarter. He explained that the rationale for the amendment is that equal dues are appropriate because the benefits of membership in the association are essentially equal for all members and properties.

During a lively discussion, members who spoke in support of the amendment argued that equal dues are appropriate for owners of improved and unimproved lots because the dues are primarily for infrastructure, the roads, grounds, and gates that add value equally to all lots, improved and unimproved. Members who spoke in opposition to the amendment argued that unequal dues are appropriate because owners of improved and unimproved lots do not use services equally.

After the discussion, members approved the amendment by a vote of 68 to 26.

For more detailed minutes of the Annual Meeting, see the Surf Pines Web site: [www.surfpines.org](http://www.surfpines.org)

Editors’ note: Patrick Kelley serves as the corporate secretary of the Surf Pines Association; Roger Masse serves with Patrick as the co-editor of the *Breeze*.

### A Letter in the *Breeze*:



### In Appreciation

On behalf of the Board of Directors, let me state our appreciation for the many volunteers who contribute to the work of the Surf Pines Association.

We appreciate the work of the committees, whose praises were sung during the Annual Meeting. Surf Pines depends on the work of the volunteers on these committees.

We also appreciate the work of unsung volunteers, including Mel and Bonnie Rogie, who serve as greeters at the Annual Meeting, welcoming members and guiding them to name tags and the registration table, and Kaye Lockett, Robin Rhodes, Katie Weber, and Nancy Wilcox, who register members, issue voting packets, and count ballots. The Annual Meetings depend on the work of these volunteers.

And we appreciate the work of Norma Keever, who does so much work for Surf Pines that I forgot to credit her during the Annual Meeting for some of her latest work, serving as the interior decorator for the meeting house—a working decorator, who did more than her share of the painting.

To all who volunteer their time, their energy, and their expertise to Surf Pines, thank you.

Don Kruger

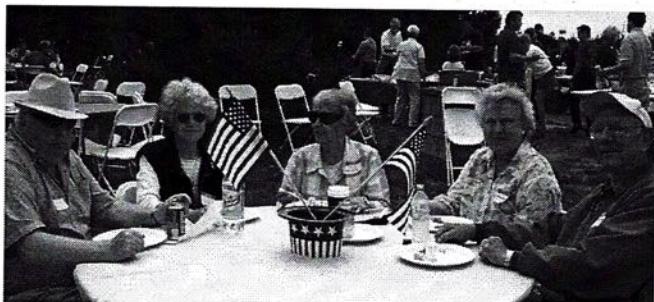
Editors’ note: Don Kruger serves as the president of the Surf Pines Association



## Surf Pines Social Calendar

With the Annual Surf Pines Garage Sale and the Annual Surf Pines Picnic in July and the Annual Ice-Cream Social in August, the Surf Pines Social Calendar was certainly busy this summer. And the social events were certainly successful, as suggested by the accompanying photos.

Mark your own social calendar now not only for Oktoberfest (see page 1), but also for the Annual Surf Pines Holiday Soiree on Saturday, December 8, 2007, from 6:00 to 9:00 p.m. at the home of Mitchell Proyect and Deborah Wall, 89061 Stellar Lane—the home at the intersection of Stellar Lane and Surf Pines Lane.



Approximately 100 members picnicked in the park and 50 socialized over home-made ice cream.



## Social Clubs Meet at the Meeting House

Surf Pines social clubs are meeting at the meeting house. Bridge, anyone? Quilting, anyone? Call the coordinators of these clubs to learn what the clubs do and when they meet:

- Bridge Club:** Clarke & Shirley Powers, 738-9296
- Crafters' Club:** Colleen Rockwell, 861-2555
- Garage Sales Club:** Katie Weber, 738-5986
- Pet Club:** Robin Rhodes, 738-5208
- Quilt Club:** Colleen Casaleggio, 738-7877
- Yarn Club:** Lucia Fleming, 717-0150

To suggest another club, contact Robin Rhodes at either [robinrds@msn.com](mailto:robinrds@msn.com) or 738-5208.



## Welcome the New Residents

Welcome these new residents to Surf Pines:

- Steve Anderson, 89663 Osprey Drive
- Jason & Jeanne Bristol, 89290 Manion Drive
- Lynn Decker, 89650 Ocean Drive

If you are a new resident (since July 1, 2007) but your name is not on this list, then contact Bill Barrons, Administrator. Contact Bill, too, about any inaccuracy in either your name or address. (For Bill's telephone number and addresses, see page 8).



## For the Record: Drivers Assessed for Speeding

Assessments were levied recently against these drivers for exceeding the posted speed limit on the roads of Surf Pines: Jim Damon, Eva Hague, Norma Keever, Mark Mead, Manka Teweli, and Tanya Waddell.

Assessments are based on this schedule of fees currently in use by Oregon courts:

MPH in Excess of Posted Speed	Assessment
1-10	\$97
11-20	\$145
21-30	\$242
Over 30	\$427



According to the association's policy, notice of this action is published in the *Breeze*.

## Surf Pines Association Board of Directors

President	Don Kruger	90128 Manion Dr.	861-3815	dnkruger@msn.com
Vice President	Michael Wilkin	89961 Manion Dr.	861-0701	wilkin@ccalmr.ogi.edu
Treasurer	Dave Lukens	89774 Surf Pines	717-1284	dluke51@freedomnw.com
Secretary	Patrick Kelley	33251 Pine Ridge Ct.	717-8460	roger_masse@sprynet.com
Director	Bob McWhirter	89997 Surf Pines Landing Dr.	738-5758	bobmewh@aol.com
Administrator	Bill Barrons	1 Third St. No. 202  Astoria, OR 97103	338-8175	bbarrons@dialoregon.net
<b>COMMITTEES</b>				
Security	Burr Allegaert	89332 Manion Dr.	738-7717	burr@theoregonshore.com
Roads & Grounds	Ken Weber	89783 Sea Breeze Dr.	738-5986	kkweber@seasurf.net
Community Relations	Norma Keever	89026 Ocean Dr.	738-5069	gnkeeever@msn.com
Park	Ken Weber	89783 Sea Breeze Dr.	738-5986	kkweber@seasurf.net

The Surf Pines Breeze is a quarterly publication of the Surf Pines Association, 33317 Surf Pines Lane, Warrenton, Oregon 97146. Members are invited to contribute articles. Contact Roger Masse or Patrick Kelley at roger\_masse@sprynet.com or at 33251 Pine Ridge Court.